

Before the Board of Zoning Adjustment, D. C.

Application No. 11643 of Arnold J. Fanaroff, pursuant to Section 8207.7 of the Zoning Regulations for an area variance from the lot area requirements and lot width requirements of the R-1-A Zone of Section 3301.1 of the regulations as required by Section 8207.11 of the regulations at 4633 Bladgen Terrace, N. W., Lot 846, Square 2659.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The Board finds that the applicant proposes to construct a single family dwelling on the subject property.
2. The Board finds that the R-1-A Zone as provided by Section 3301.1 of the regulations requires a minimum lot area of 7,500 square feet and a minimum width of 75 feet.
3. The Board finds that the subject lot is 53 feet wide and has a lot area of 4,800 square feet.
 - a. The applicant requires variances of 17 feet from the lot width requirements and 2,700 square feet from the lot area requirements.
4. The Board finds that the applicant is the contract purchaser or the subject property.
5. The Board finds that the applicant is not able to purchase property abutting the subject property in order to enlarge the existing lot.
6. The applicant testified at Public Hearing that in order to construct an adequate single family dwelling on the property that these variances were necessary.
7. The Board finds that the subject lot is smaller than any other lot in the neighborhood upon which dwellings have been built.

8. The Board finds that the applicant's contract to purchase the subject lot is contingent upon his being granted the requested variances to construct a single family dwelling on the property.

9. The Bladgen Neighborhood Association was present at the Public Hearing and testified that construction of a house on this substandard lot would do harm to the values of property in the neighborhood and contended that no hardship exists to the applicant because he had knowledge of the substandard size of the lot and the necessary variances required for building on this lot, when he purchased the property.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that no real hardship exists to the applicant, who is contract purchaser of the subject property because his contract is contingent upon the granting of the requested variances. The Board concludes that because the applicant had knowledge that this lot is substandard, that he is in effect creating a hardship to himself, a contingent equitable owner. The Board further concludes that the granting of the requested variances which would allow the construction of a home on this substandard lot would be detrimental to the public good and impair the intent and purpose of the Zoning Regulations and Maps.

ORDERED:


That the above application be DENIED.

VOTE:

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

8/31/74